

**ZONING BOARD OF APPEALS AGENDA
NOTICE OF PUBLIC HEARING**

DATE: TUESDAY, MARCH 14, 2006

TIME: 7:00 P.M.

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS,
54111 BROUGHTON ROAD, MACOMB, MI 48042

Call Meeting to Order.

1. Roll Call.
2. PLEDGE OF ALLEGIANCE.
3. Approval of Agenda Items. *(with any corrections)*
Please Note: All fees have been paid and all property notices have been mailed
4. Approval of the previous meeting minutes

AGENDA ITEMS:

5. VARIANCE REQUEST FROM ZONING ORDINANCE;
Permission to vary Section 10.2402(C)(6)-Requesting the extension of an approved site plan.
Located on Northeast corner of Hall and Hayes Roads; Section 31; BP Gas Station, Petitioner. Permanent Parcel No. 08-31-300-031. (Tabled from January 10, 2006)
6. VARIANCE FROM THE PROVISION OF THE ZONING ORDINANCE;
Permission to vary Section 10.0704(D)(1)-Request to reduce the landscape wall setback from 55' to 3'.
Section 10.0704(D)(2)-Request to reduce the sideyard setback from 7.5' to 0'.
Located on West side of Card Road, 704.65' north of 23 Mile Road; Section 15; Marcast Development, Petitioner. Permanent Parcel No. 08-15-445-011 and 08-15-446-001. (Tabled from January 10, 2006)

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7. VARIANCE FROM THE PROVISION OF THE ZONING ORDINANCE;
Permission to vary Section 10.0504(A)-Request to allow a parcel with less width than required by the Zoning Ordinance.
Located on East side of Romeo Plank Road, approx. 3/4 mile north of 23 Mile Road; Section 17; Peter DiNoto, Petitioner. Permanent Parcel No. 08-17-426-002. (Tabled from January 10, 2006)
8. VARIANCE FROM THE PROVISION OF THE ZONING ORDINANCE;
Permission to vary Section 10.0402-Request to permit a condominium project of 62 units
Located on West side of Romeo Plank, 1,237.10' South of 26 Mile Road; Section 6; DDMR Properties, Inc., Petitioner. Permanent Parcel No. 08-06-200-008.
9. VARIANCE FROM THE PROVISION OF THE ZONING ORDINANCE;
Permission to vary Section 10.0402-Request to permit a condominium project of 62 units
Located on West side of Romeo Plank, 1,237.10' South of 26 Mile Road; Section 6; DDMR Properties, Inc., Petitioner. Permanent Parcel No. 08-06-200-009.
10. VARIANCE FROM THE PROVISION OF THE ZONING ORDINANCE;
Permission to vary Section 10.0704A4-Request to create a parcel without 300' of continuous road frontage.
Located on South side of 24 Mile Road, 1/2 mile East of North Avenue; Section 13; Elro Corporation, Petitioner. Permanent Parcel No. 08-13-200-023.
11. VARIANCE FROM THE PROVISION OF THE ZONING ORDINANCE;
Permission to vary Section: 10.0311C2c. Front yards.-Request permission to vary the front yard setback.
Located on East side of Hayes Road, 1/2 Mile South of 21 Mile Road; Section 30; Thomas P. Alexander, Petitioner. Permanent Parcel No. 08-30-151-016

12. VARIANCE FROM THE PROVISION OF THE ZONING ORDINANCE;
Permission to vary Section 10.0313-Request to reduce the clear vision zone from 20' to 0'.
Section 10.0323A10(l)-Request to install bollards rather than a 5' sidewalk along a building fronting a driveway.
Section 10.0323B-Request to remove loading areas from the site plan.
Located on the North side of 23 Mile Road, west of Milano Drive; Section 18; Quadrate Development, Petitioner. Permanent Parcel No. 08-18-300-010.
13. VARIANCE FROM THE PROVISION OF THE ZONING ORDINANCE;
Permission to vary Section 10.0704B2-Request to increase the maximum building height of a structure from 28' to 32'.
Section 10.0704B3-Request to allow first floor elevation to be measured from the highest top of curb elevation-- not the lowest.
All lots located in the Villagio Subdivision. The Villagio Subdivision is located on the west side of Romeo Plank Road, 1/3 mile South of 26 Mile Road; Seciton 6; Masters of Macomb Development, Petitioner. Permanent Parcel No. 08-06-200-046.
14. VARIANCE FROM THE PROVISION OF THE ZONING ORDINANCE;
Permission to vary the decision of the Planning Commission to deny the approval of the installation of cell tower equipment outside the building.
Located on North side of Hall Road, west of Tilch Road; Seciton 31; Metro PCS Michigan, Petitioner. Permanent Parcel No. 08-31-331-002.
15. Old Business
16. New Business
17. Planning Consultant Comments
18. Motion to receive and file all correspondence in connection with this agenda.

ADJOURNMENT